

LETTER

B. T. 1.548

FROM A

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Councillor at Law

TO HIS

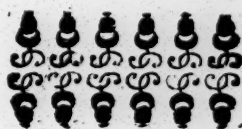
CLIENT,

ABOUT

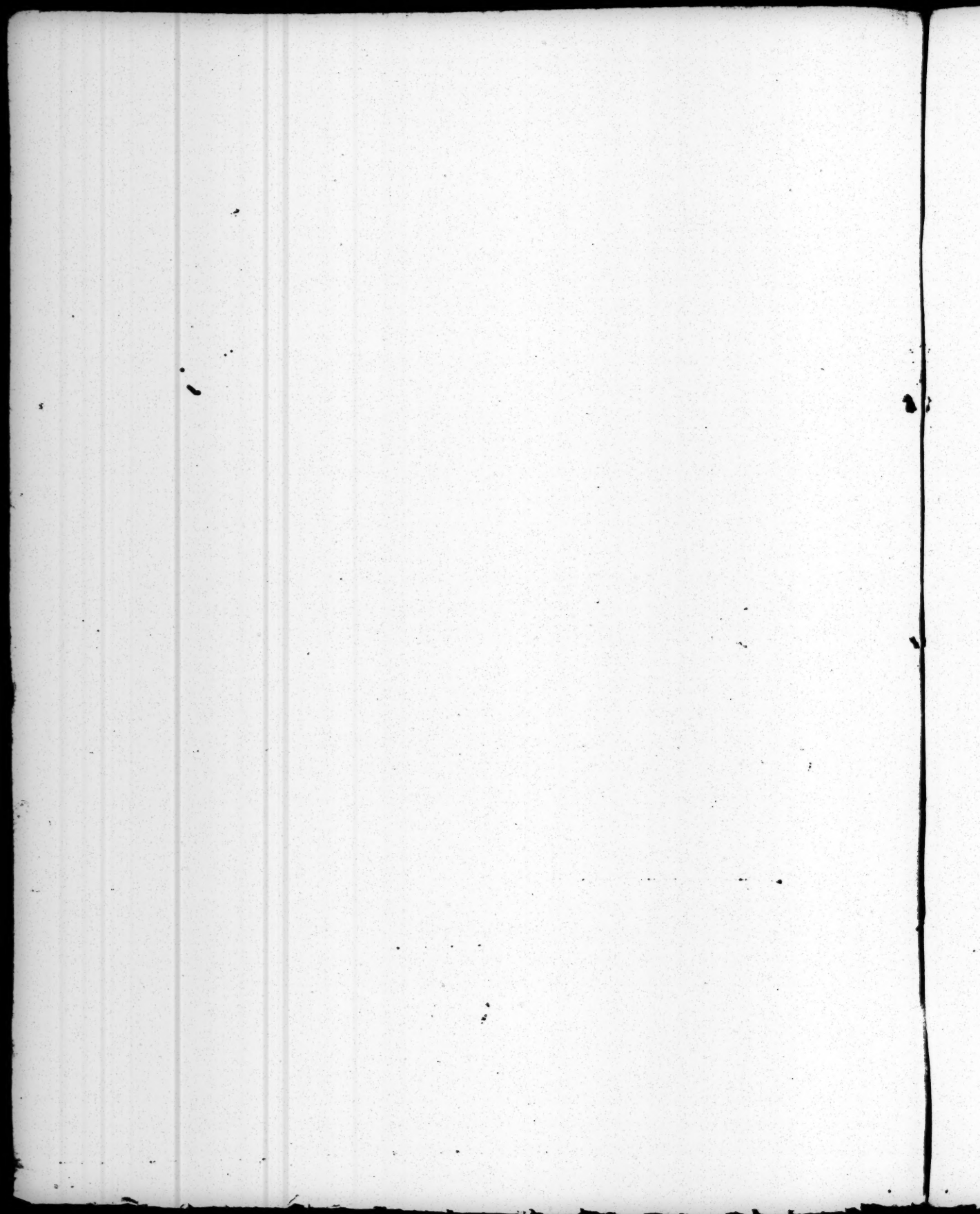
Purchasing some LANDS

IN

SHADWELL.



LONDON, Printed in the Year MDCLXXXV.



*A LETTER from a Councillor at Law  
to his Client, about purchasing some Land  
in Shadwell.*

*Dear Sir,*

**Y**ou will, I hope, forgive me, that I have not e're now returned you an answer to your pressing Letter about your intended Purchase, if I assure you, I delay'd it all this while, not through any neglect of your Affairs, but to inform my self of some things I thought very material for you to know.

'Tis true, I have some years ago been of Council for the Lady *Ivie* against Doctor *Whitchcot* and Sir *Anthony Bateman*, which has given me an opportunity of knowing a great deal more of the matter, than otherwise perhaps I should have minded; yet through length of time, and multiplicity of business since intervening, having in a great measure beaten those Tryals out of my head, and some new ones happening, which did much alter the case, I was forc'd to make a further enquiry, that I might send you some pertinent, though perhaps no satisfactory, answer.

You tell me, you are proffer'd by Mr. *Neal* a very great Pennyworth of his concerns in *Wapping*, claim'd by the Lady *Ivie*; which (you say) may be had cheaper by several years purchase, than you can expect to meet with any where else about *London*. Believe me this is no small temptation to a man of Spirit and Money, to venture upon a Bargain; and if Mr. *Neal* will give you sufficient security to make good the Title, or refund the Money in case you are evicted, I cannot well determine who is the wisest *Philosopher*, he for giving or you for refusing, so fair a proffer. But if you buy the Title at venture, and have no other security, but the cold comfort of a great *Emptor*, you may ev'n as well throw *Cross* and *Pile* who shall have your Money, your self, or Mr. *Neal*. The Gentleman I have known



these many years, and to tell you my mind freely, I wou'd sooner believe him very much the contrary, than think him so great a Fool, to give you, or any other, such an extraordinary bargain as you speak of, had his Title been any thing secure: And if you have judg'dt hese 20 or 30 years to acquire some Fortune for your self and children, and now throw it away upon an uncertain Title, in case the Lady *Ivie* recovers it at last, you shall be laugh'd at by all, but tyed by none that hears of your folly.

You cannot but have heard, that the Lady *Ivie*, (besides one she got against Mr. Neal in *Michaelmas* Term 1683.) has obtain'd four several Verdicts, and all upon full Hearings, and long and tedious Tryals against Doctor *Whitcomb* and the Assignees of the Commissioners upon the Statute of Bankrupt, brought against Sir *Anthony Fatiman*, about some parts of her Estate in *Wapping*; yet Mr. Neal labours nevertheless to make the World believe, her Title is not worth a Law. Where then is your security to venture upon his Title, who is got but one single Verdict, and that perhaps by surprise, and her Arts not clear from suspicion, if so many repeated Verdicts be no force or validity?

But that you may learn by former contrivances, what may be bought of some subsequent transactions, and to give you all the light I can at so short a warning, take this brief relation of a most villainous contrivance of Subornation and Perjury, still extant upon record, fram'd or rather manag'd by one *George Johnson*, in the behalf of Mr. *Ireton*, one of *Cromwells* doughty Knights, and of several others, who are now Mr. Neals great Croneys and Confederates against the Lady *Ivie*.

Sir *Robert Cotton*, Mr. *Ireton* and others of the said Assignees, seeing themselves cast in four several Tryals by the Lady *Ivie*, and therefore despairing of any good success by fair and honest dealings, the said *Johnson* their Attorney did lay about for Witnessees to help them at a dead list: and finding that one *Thomas Duffet* had a particular malice to the said Lady, because she had discover'd some pranks of his before, he gave him several Sums of Money, and promised more, in all about 500 *l.* to swear the Lady (right or wrong) out of her Estate; as by *Johnson's* conviction of that crime in the year 77. and by the Articles entered into by him and *Duffet*, recited as followeth in the Verdict then given against him, may fully appear.

Where-



Whereas it is unlawful and wicked to Suborn and procure any Witnesses whatsoever by Bribes and Gifts for their Testimony; nevertheless John Ireton late of London Esq; and George Johnson Gent. one of the Attorneys of Kings Bench, falsely, wickedly, and maliciously practicing and tending the said Theodosia to molest, vex and disturb, and Title of the same Theodosia to the Tenements aforesaid to prejudice and destroy; did on the 4th. day of June in the 29th. year of His Majesty's Reign, wickedly and deceitfully, divers great Sums of Money to one Thomas Duffett promise and give, and caused to be given and procured, that the said Thomas Duffett, or any other by his procurator Testimony should give when occasion should be, that the Writing aforesaid, (viz.) (Glovers Lease for 55 years) was false and counterfeit; and for the fuller reward of such Witness and Testimony 350 l. was by the said John Ireton and George Johnson put in a certain Trunk to be disposed and paid according to a certain Agreement between one Jacob Holton on the part of the said Thomas Duffett, and the said George Johnson had, for and in Reward of such Witness and Testimony in manner and form following, viz.

An abstract  
the Verdict  
gainst Johnson

March the 17th. 1676. Middlesex.

IT is agreed between J. H. and G. J. that the Sum of 350 l. this day put into a little black Trunk, and lockt up and left in the hands of G. B. the Key whereof is left in the hands of G. J. and the same 350 l. is there to remain until the several things hereafter-mentioned be performed. 1. That on or before the first day of Trinity Term next the said G. J. at his charge shall obtain a Pardon from His Majesty for such person as J. H. shall within two days after the date hereof, nominate, or in default thereof 50 l. of the said 350 l. on the said first day of Trinity Term shall be paid to the said J. H. for him to be disposed of as he shall think fit, and the re

Now it appeared upon Tryal, by these Letters H. G. J. and G. B. were signified the Names of Jacob Holton, George Johnson, and George Benon; which George Benon nevertheless knowing nothing of the Design, only was made use of, to better to hide the other Combination.

due returned to the said G. 7. — 2. That an Action of Trespass, or Trespass in Ejectment shall as of *Hilary Term* last, be brought by Sir *Robert Cotton* Baronet, in the name of his nominal Lessee to recover by the Title of several Houses and Lands, or both, lying near the *Old and New Gravel-Lanes* in *Happing*; so as a Tryal may be had in His Majesty's Court of *Kings-Bench* at *Westminster*, in or before the end of *Trinity Term* next, it not hindered by the Court. — 3. That at the said Tryal, the several Writings, and other things mentioned in the Paper annexed, to be by Oath, or Oaths of one or more Witnesses or Witnesses to be admitted by the Judge, or Judges, before whom the Tryal shall be had, proved to be false, forged, and counterfeited: that then, and in such case the said 350 *l.* to be paid and delivered to the said G. 7. H. and by him to be disposed of as he shall think fit, whether a Verdict pass for, or against the Plaintiff. 4. That within 4 days after the Pardon obtained, and shewed to the said G. 7. H. such person, or persons, as can conscientiously prove the Writings and other things in the Paper annexed mentioned, shall make Oath thereof before one of the Judges of the said Court; and be examined upon Interrogatories to be exhibited in the High Court of *Chancery*, in a Cause there depending between *James Bryan* Esq; and Dame *Theodosia* his Wife Plaintiffs, and the said Sir *Robert Cotton* and others Defendants, to prove the said Writings to be, as in the said Paper annexed is expressed, if the said G. 7. shall desire the same. — 5. That if by the means, occasion, or discovery of such person, or persons, as shall be produced at the said Tryal, or any other on his, or their behalf, or with his, or their assent, consent, or privity, he or they shall not be admitted to be a good Witness, or Witnesses, to prove the Deeds and Writings to be as in the said Paper annexed is expressed; that then and thereupon the said 350 *l.* shall be paid and delivered to the said G. 7. if then living; and if dead, then to such person, or persons as he by writing under his hand in his life time shall have appointed. — 6. That if by the means, occasion, or discovery of the said G. 7. or any other person, or persons interested in the said Tryal, or any person by, or with his, their, or any of their assent, consent, or privity, shall do, say, or commit any act, matter, or thing, whereby such person, or persons, who shall be produced at the said Tryal, to prove the Writings, and other things to be as in the Paper hereto affixed is expressed, having before then

made

made Oath thereof as before is mentioned, shall not be admitted as a Witness, or Witnesses by the said Court; that then, and in such case the said 350 *l.* to be paid and delivered to the said *J. H.* if the living; and if dead, then to such person, or persons, as he by writing under his hand in his life time shall have appointed. *J. H. G. J.*

1. That a Lease for about sixty years more or less upon payment of a *Red-Rose* each *Midsummer* for Lands at *Wapping*, be Counterfeited, and also two or three Leases more. 2. A Map of the same Lands Counterfeited by another that was a true one, wherein the Names were altered. 3. That a Bond of 10000 *l.* as entred into by Sir *Thomas Ivie* to his Ladies Trustees, Forged, the Seal also Forged, where and by whom Cut with Serjeant *Bramston's* Hand as a witness. 4. Articles of agreement between Sir *Thomas Ivie* and a woman to Prostitute her self for some consideration, Forged. 5. Articles of agreement between Sir *Thomas Ivie* and his Lady, forged. 6. Several Letters from Sir *Thomas* to his Lady, forged. 7. Seven Affidavits of several persons against Sir *Thomas*, with the Masters in *Chancery's* name before whom sworn, forged. 8. A Rent-Roll in Parchment, rolled up long and very old, of *Stepkins's* Estate at *Wapping*, wherein five pounds was made received for a Quarters Rent, and subscribed by *Francis Watkins*, forged. 9. The manner how all this was done, and a witness named who saw several, if not all before-mentioned whilst writing, and knows as well as the *Scrivener*, that it was by the advice and direction of my Lady *Ivie*. 10. A Book of Accompts of Receipts and disbursements by way of Stewardship in a little Book about half-written through, being Accompts for two years or thereabouts, every quarter sum'd up by it self, for his Rent at *Wapping*; Tho' *Whitfield* subscribed at the making up every Accompt, forged. 11. A Bond in a piece of Parchment, the Sum forgot, the condition (as well as can be remembred,) to pay a certain Sum to another, when the said *Stepkin* recovered such an Estate as before-mentioned, from a person therein named, forged. 12. The last bound Book of Accompts and Rent-Roll, forged just before, or in *Michaelmas Term* last, By order and direction aforesaid; and the Ink with which written, produced. 13. That the person who writ some of the Deeds, was wanting that morning the Tryal was; and the Lady

The Schedule  
Annexed to the  
Articles.



If he could not be found, it would be 10000 l. damage, and the Tryal lost. 14. That the writer of those Deeds hath been employed by this Lady to counterfeit other Deeds. J. H. G. J.

Thus was the Plot laid close and deep, and the Lady *Ivie* as like men as ever, to suffer by the Subornation and Perjury of profligate Villains, had not providence very opportunely discovered the whole mystery of Iniquity; *Duffet* was resolv'd like a Whirlwind, to sweep all away, and leave none of the Ladies Deeds and Evidences without the Stain of his infectious breath: But the apprehension of the guilt he was to wade through, and of his being catch'd in his own snare, so daunted his resolution, that he drop'd some words before the *Attorney-General*, which occasion'd the discovery of the whole combination. For ~~Sir Robert Cotton~~ <sup>Johnston</sup> and he drew the two following Petitions, to His Majesty, in order to get the Pardon he agreed for with ~~Johnston~~ <sup>Duffet</sup>, which were immediately referred to Sir *William Jones* then *Attorney-General*; but Sir *William*, though of Council at that time against the Lady *Ivie*, yet thinking it unreasonable to grant an absolute Pardon to any, before he made appear he deserv'd the Kings mercy, made the ensuing Report upon the said Petitions, which spoil'd the whole contrivance.

To the Kings most Excellent MAJESTY,

The Humble Petition of Sir *Robert Cotton*, Baronet.

Sheweth,

**T**hat your Petitioner being Trustee for many Widows and Fatherless Children and others, the Creditors of Sir *Anthony Bateman* (who oweth to them, and your Petitioner above 20000 l.) hath been at two Tryals at Law Evicted of an Estate

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Estate of the value of Five Thousand Pounds, by virtue of several Deeds and Writings forg'd and counterfeited by one Thomas Duffet, who being prick'd in Conscience for so wicked a Fact, hath discover'd the same.

Therefore Your Petitioner humbly imploreth Your Majesties Gracious Pardon for the said *Thomas Duffet*, that he may be capacitated to discover the Truth, and do your Petitioner Right,

*And Your Petitioner (as in Duty bound) shall ever Pray, &c.*

To the Kings Most Excellent MAJESTY.

The Humble Petition of *Thomas Duffet*

Sheweth,

**T**hat Your Petitioner at the instigation of the Devil and evil disposed Persons, hath Forged and Counterfeited several Deeds, Bonds, and other Writings; whereby the Creditors of Sir Anthony Bateman and others have been and are like to be damnified in their Estates above twenty thousand Pounds. But Your Petitioner being now prick'd in Conscience, and it having pleas'd God to make him sensible of so grand an Offence to God Almighty and Your Majesty, is willing to discover the same,

To which end that Your Petitioner may be capable to do Your Majesties Loyal and Injured Subjects Right; Your Petitioner humbly imploreth Your Majesties most Gracious Pardon for the said Offence,

*And Your Petitioner shall ever Pray*

At the Court at Whitehall May the 4<sup>th</sup>. 1677.

**H**IS Majesty is Graciously pleased to refer the Consideration of this Petition to Mr. *Attorney General*, to Report to His Majesty how he finds the matter; together with his Opinion what may be fit for His Majesty to do in it. Whereupon His Majesty will declare His further pleasure,

*J. Williamson.*

May it please Your Majesty,

**I** Have considered of this Petition, and am humbly of Opinion, that if Your Petitioner shall make out the Forgery, and be a means by his Discovery and Confession that the Forgery be made evident, he may thereby render himself a fit Object of Your Majesties Clemency: Wherefore I think it fit that Your Majesty do grant him a Warrant for His Pardon, but that to stay and not pass the Seal, until Your Petitioner shall by his Discovery and Evidence make out the Fact by him confessed. All which is submitted to Your Majesties Royal Pleasure.

May 7<sup>th</sup>. 1677.

*William Jones.*

Now *Duffet* very much doubting the success of his desperate undertaking, and being still apprehensive of some danger, after he owned the pretended Forgery, till he had obtained the Kings Pardon, goes with *Johnson* to Sir *William Jones*, to know what Report he had made upon his Petition; and finding there was a Block put in his way, which he could neither, remove nor leap over, no absolute Pardon to be granted



granted till he had made out his discovery, he grew very angry with *Johnson* before the Attorney General, and told him, *That was none of his agreement with him.* Mr. Attorney startled at this and, some other expressions to the same purpose that drop'd between them in their Passion, smelt there was something more than ordinary in the Case, and no doubt a great deal of Roguery in the bottom; and therefore was so just, (though engaged then against the Lady *Ivye*,) as soon after to give her an account of what had happen'd. The Lady very much surpriz'd at the Intelligence, enquired with all possible diligence into the matter, and in few dayes found out the Combination. For *Holton* being ask'd about it by a Friend, did freely confess the whole Contrivance; and *Duffet* to save his own Bacon, charged it upon *Ireton* and *Johnson*; whereupon the latter was Convicted of Subornation, the other very narrowly escaping.

Thus was this wicked Plot happily discovered, and thereby so great a blow given to *Ireton* and his Confederates, that they never since durst come to any further Tryal upon that Title; though *Duffet's* Wife, since her Husbands death, longing for the 500*l.* he was so unluckily disappointed of, boldly offer'd to supply his place, being resolv'd (since all other Trades fail'd her,) to Swear through thick and thin to gain an Honest Livelihood, though by the Sweat of her Conscience; which to be sure is very nice and tender, and therefore cannot well be suppos'd capable of wilful Perjury, though perhaps she makes no great scruple to have liv'd many years, and with many men in Adultery. Yet Mr. *Ireton*, afraid it seems of being catch'd a second time, as a burnt child dreads the fire, durst not all this while make use of her powerful breath, and thinking perhaps that another might prove more dextrous at palming than himself; he recommends her at last, with some other Auxiliaries, to our famous Groom-Porter, who has since imployed her with good success to the amazement of a great many. 'Tis no wonder indeed, especially in this Swearing Age we live in, that a Lewd, Loose Woman might be found, that would Swear any thing for Bread and Revenge; but that People of Sense and Judgment should conclude the Lady *Ivye* Guilty upon the bare Oath of such an Evidence, and with such unlikely Circumstances, is very much to be admired. For all she Swore at the Tryal, was, *That she saw her Husband Forge for the Lady Ivye several Deeds, and among the rest, a Lease to Glover some things*

years agoe, (and to confirm the matter, added,) *That the Lady herself was so dextrous at it, that she often directed Duffet, and shew'd him how to Counterfeit such Writings.* But that *Glovers* Lease then under Examination, or any other there produced by the Lady *Ivye* was Forg'd, she had not the Confidence, though Conscience large enough to Swear it; she would not be positive, no more than the *Ignoramus Doctor*, for fear of being catch'd by the Tongue. Yet Mr. Neal thinks she has done mighty matters by Swearing these Generals, without offering any particular instance; and because she chanc'd to gain belief at that time with People that knew her not, nor her good Qualities, he is Cock-sure of the Victory, and cries, *All the Lady Iyves Deeds are found Counterfeit.* But I am satisfied, he will ere long find his mistake, and *Glovers* Lease made out to the full by several persons of good Credit many years before *Duffet* was Married, and by some before she was Born.

As for the other Leases of *Carter* and *Roper* in *Philip* and *Mary's* time, which he makes such a clamour about, because they seem mis-stil'd, whether they stand or fall, is not very Material to the Lady *Iyves* Title: For I find they were not made by any of her Ancestors, but by a Tenant of the Dean of *St. Pauls* to his Under-Tenants, and found many years since amongst their Writings; as appears by an old Manuscript of Mr. *Winterburns* own Hand-writing, wherein he mentions all the Leases relating to the Deans Lands in *Wapping* from the 2d. and 3d. of *Philip* and *Mary* to the beginning of King *Charles* the First, with the several Assignments from one Tenant to another, and the Butts and Bounds of every Lease, and those of *Carter* and *Roper* recited amongst the rest. And to think the Lady *Ivye* so notorious a Fool (let us suppose her never so wicked) as to Forge other Peoples Leases, which made little or nothing for her purpose, when she might as well, and with a prospect of far greater Advantages, have Forg'd some of her own, is an odd sort of a fancy. For I remember soon after the Fire, she complain'd to have lost several Deeds and Papers of great consequence, and in vain got them cryed about the Town; which, if found, I am confident, would now be very useful to her; can any man then believe, but she wou'd rather Counterfeit those Deeds she formerly lost, which made her Title unquestionable, than Forge other Peoples Leases very im-  
portant to her pretensions? Or if she was so dextrous at Forging,

as this Baggage has Sworn, was she not the maddest of Mortals to make use of another, that cou'd afterwards betray her, and am all pitch upon one she had but lately very much disoblig'd? Was it not double maddness to make *Duffet's* Wife privy to the wednes, whose help was altogether needless?

But I will make no further remarks at present, only tell you *Rooks* are often successful in their Tricks and Legerdemains; when their False Dice happen to be discovered, they are forc'd pay for all, to their great shame and confusion. *Johnson* contriv'd his Plot with a great deal of Art and Cunning, having it seems Advice of one of our Ablest Serjeants to direct him; yet he was caught at last, and expos'd to the World, as he deserv'd, for a notorious postor. What measures others have since taken to the like purpose is not my business to examin; only this I can say, 'tis not unreasonable to suspect there must be something extraordinary in the matter when Mr. *Neal* refus'd the Fairest Offers imaginable, made to him the Lady *Ivy* in order to an amicable accomodation, without hausting each other with endless Suites at Law.

First, she would refer the whole controversy to the King's Council, with Bonds from both Parties to be concluded by their determination, and Security of her side, to settle on Mr. *Neal*, in case Judgement was given for her.) 500 *l. per annum* out of the Lands in question. But this being rejected, to the admiration of many, she offer'd again to refer all, upon the same terms to the Judges of the *Common-Pleas*, and of the *Exchequer*. And also being refused, she propos'd at last the same Judges with the Lord Keeper, and the Bishops of *Canterbury*, *London*, and *Winchester* with the like Bonds to be finally concluded by their Judgment; to give Mr. *Neal*, in case she got the better, the said Sum of 500 *per annum* out of the Estate recovered.

But all would not do, the Referees seem'd too great to be prevail'd with, and too judicious to be impos'd upon by little tricks and not fit to be mentioned, for one of Mr. *Neal's* dexterity, to submit to their arbitration; and therefore nothing will serve his turn, but a very dint of Law, though by his own confession vastly more charitable, having lately declared to some Friends, that his Tryal with Lady *Ivy* had cost him Fifteen Thousand Pounds; whereas by an old honest way of proceeding, 'tis hardly credible, it could



e Hundred; and what the rest hath been laid out for, I leave to world to Judge.

Now Sir, if upon the whole matter, this seems to you a sure Title to lay out your Money upon, or venture in one day, what you have been gathering for so many years, I have no more to say, but leave it to your own discretion. For my part, if I may judge by what I saw of the Lady *Ivies* Deeds and Evidences, while I was of Council for her, or by all that I could since learn from persons concern'd in the business, I can hardly believe that any thing of fair and honest dealing can defeat her Title. And this I can assure you, that I never heard of any tricks or devices made use of by the Lady *Ivie* to support her Cause, or run down her Adversaries; but am told of several contriv'd by the other Party to deprive her of her Right; As their malicious contrivance before-mentioned, manag'd by their Agent *Johnson*: Their keeping the Ladies Writings for several days after the Tryal was over, till they had got Copies of all: Their attempting to raze some of her Deeds, that they might afterwards swear them forg'd; a plain argument they could not otherwise disprove them: Their reporting that the Lady *Ivie* had sent a present of *Guineys* to my Lady *Jeffriys*, in order to gain my Lord *Chief Justice* favour; which being no less an affront upon his Lordship, than a malicious calumny upon the Lady *Ivie*, I am sorry the Story has not been further enquir'd into, and the Authors punish'd as they deserve; for I am satisfy'd, and my Lord *Chief Justice* himself can assure the Lady *Ivie* never did either by her self, or by any other make such application for his Lordships favour: But as she was ever sensible of the justness of her Cause, so she did not in the least mistrust his Lordships Justice and Integrity; though her Adversaries were so impudent as to report (which no doubt is but such another malicious invention as the former, and coyn'd by the same Party) that they had him sure on their side: And to omit several other Stratagems, their buzzing and lying King, that unless the Lady *Ivie* be discountenanced, and her Deeds proved counterfeit, she will go near to recover a Hundred Thousand pounds a year; whereas 'tis plain she never claim'd the fifth, and I am confident, would quit all for the tenth part of that Sum; besides, no honest man will think it just, to deprive any of his right, because he has a Title to too great an Estate.

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But to leave these things to be examin'd in their proper place, you may not think, instead of giving you a Friendly advice, I to the Ladies part, in whose Cause I am altogether unconcern'd, I will no more at present, but with you prudence and caution enough look to your own advantage and security; and whatever you believe that I am still, what I always profess'd to be,

December 8th. 1684.

Dear Sir,

Your Real Humble Servant,

P. D.

Reader,

**H**AVING some days since by meer accident got a sight of this Letter, and being extreamly pleas'd with the Contents, because giving my Ears stult above this half year past, with Mr. Neal's clamour I found a great deal more in these Sheets, than I believed either the Letter herself, or any Friend of hers had to say in her behalf; I prevail'd by much ado with the Gentleman it was sent to, it being no private business, to let me take a Copy on't: And because I fancy others have been impos'd upon as well as my self, by whispers, and and false suggestions to undeceive all such, and to vindicate Truth and Justice, I thought not amiss to make the Letter publick, that the World may Judge of as well as

Yours

L. T.

